

Know all Men by these Presents,

002770

That

I, CARMEN C. MARCOU, of Waterville, County of Kennebec and

State of Maine

in consideration of One Dollar and other valuable consideration

TRANSFER  
TAX  
PAID

paid by GREGORY A. POULIN

whose mailing address is P. O. Box 1294, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GREGORY A. POULIN

his heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate in the City of Waterville, County of Kennebec and State of Maine, and being part of Lot No. Twelve (12) on Plan of Bacon and Seavey Farms, made by I. E. Getchell, 1886, and recorded in Kennebec Registry of Deeds, Plan Book 1, Page 33. Said Lot is more particularly bounded and described as follows, to wit:

Beginning at an iron pin on the east side of College Avenue in said Waterville at the northwest corner of Lot No. Eleven (11); thence easterly ninety-one (91') feet six (6") inches to an iron pin; thence northerly at right angles a distance of sixty (60') feet to an iron pin set at northeast corner; thence westerly and at right angles a distance of eighty nine (89') feet two (2") inches to a pin set in the line of College Avenue; thence along College Avenue a distance of sixty (60') feet five (5") inches to point begun at.

Excepting and reserving from the above described property piece sold to the State of Maine for highway purposes, dated October 2, 1958, and recorded in the Kennebec Registry of Deeds, Book 1131, Page 411.

Being the same premises conveyed by Vivian C. Collette to Carmen C. Marcou by warranty deed dated December 28, 1983 and recorded in said Registry, Book 2644, Page 33.

Also another certain lot or parcel of land situate in said Waterville and further bounded and described as follows, to wit:

Beginning at a point where the easterly line of the grantee intersects with the northerly line of land now owned by one May Soucy; thence in a general north-easterly direction, along the easterly line of said grantee, fifty (50') feet, more or less, to the southwest corner of land now owned by Randy and Constance Huard; thence in a general southeasterly direction, and along the southerly line of said Huards, seventeen feet four inches (17' 4") to a point in the southerly line of land of said Huards; thence in a general southwesterly direction, and in a line parallel with the easterly line of the grantee, fifty (50') feet, more or less, to the land of Roger D. Poulin and Susan A. Poulin, seventeen feet four inches easterly (as measured along the northerly line of land of said May Soucy if extended) from the point of beginning; thence in a general northwesterly direction, along land of said Poulins and Soucy, seventeen feet four inches (17' 4"), to the point or place of beginning.

Meaning and intending to convey a rectangular parcel of land seventeen feet four inches wide by approximately fifty (50') feet deep, and situate to the east of the easterly side of the lot of the grantee and situate on the northwesterly portion of the lot of the grantor, which abut each other.

Meaning and intending to convey the same premises conveyed by Roger D. Poulin and Susan A. Poulin to Carmen C. Marcou by warranty deed dated November 12, 1985 and recorded in Kennebec County Registry of Deeds, Book 2882, Page 262.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Gregory A. Poulin

his heirs and assigns, to them and their use and behoof forever.

**And** I do **renewant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said Carmen C. Marcou

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises,~~ have hereunto set my hand and seal this 2nd day of the month of January, A.D. 1991.

**Signed, Sealed and Delivered**  
in presence of

*Mary S. Mathieu*  
.....  
.....  
.....

*Carmen C. Marcou*  
Carmen C. Marcou  
.....  
.....  
.....

State of Maine, County of Kennebec ss: January 2, 1991.

Then personally appeared the above named Carmen C. Marcou

and acknowledged the foregoing instrument to be her free act and deed.



Before me,

*Mary S. Mathieu*  
.....  
Notary Public  
Attorney-at-Law

Printed Name, *Mary S. Mathieu*

RECEIVED KENNEBEC SS.

1991 FEB 13 AM 9:00

WITNESSES: *Anna Rose M...*  
REGISTER OF DEEDS